

UPDATE

CEDAR GLEN REDEVELOPMENT PROJECT AREA

COUNTY OF
SAN BERNARDINO



REDEVELOPMENT AGENCY

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WATER COMPANY ACQUISITION



The County of San Bernardino has been endeavoring to help residents rebuild the Cedar Glen community since the devastating Old Fire of 2003. One of the critical components to the rebuilding effort has been to acquire and upgrade the antiquated and financially distressed water company serving the area: Arrowhead Manor Water Company (AMWC). The County expressed interest in purchasing AMWC in early 2006. The California Public Utility Commission and the State Department of Water Resources (DWR)

conditionally approved the purchase in 2007, when the County opened escrow. The Superior Court has also approved the purchase but due to complications stemming from an existing loan the previous owner had obtained a loan from the DWR, the County has not been able to close escrow.

In 1979, DWR made a loan to AMWC in the amount of \$910,520 from proceeds of the Safe Drinking Water Bond Loan of 1976 (the "Bond Loan"). The loan carried an initial interest rate of 5.5% per annum; due to a request to refinance the loan as well as some legal actions involving interest charges to water companies under the Bond Loan, it was subsequently changed to 7.4%,

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SPECIAL DISTRICTS DRILLS NEW WELL

On May 6, the Board authorized the Special Districts Department to advertise and receive bids for the drilling of a new domestic water well. The existing water supply, which includes the CLAWA connection, is inadequate per the State's demand requirements.

The authorization by the Board allows Special Districts to solicit bids on the project. Special Districts staff will return to the Board with a recommendation to award a contract to the lowest responsible bidder.

The project includes the drilling of a pilot hole to determine water availability, installation of a conductor bore and casing, pouring of a concrete sanitary seal, geophysical logging and zone testing,

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COMMUNITY MEETING

**July 19, 2008
10 AM - 12 Noon**

**Rim of the World High School
27400 State Highway 18
Lake Arrowhead, CA 92352***

*** Location subject to change
For more information please call
(909) 387-9804
or visit our website at
<http://www.sbcounty.gov/rda>**

BRANDING A COMMUNITY

Cedar Glen's Redevelopment Plan includes goals to broaden, diversify and expand the economic base of the community, including its commercial areas.

To help accomplish this, the Project Area Committee (PAC), with input from the community, recommended marketing the unique identity of Cedar Glen to tourists and potential residents. At the direction of the PAC, the Redevelopment Agency solicited bids from 15 different mountain area architectural, marketing and printing firms to help create a way to highlight the uniqueness of Cedar



John Lyles, local architect has been hired by the Redevelopment Agency to create a distinctive and cohesive image for the business district in Cedar Glen. Unifying elements, such as a gateway monument and banners, will aim to identify and create physical linkages between businesses, public buildings and places.



Glen. The contractor selected is local architect John Lyles.

Lyles is teaming up with Bob Gladwell for this project. The team intends to propose the utilizing of rugged mountain materials, colorful streetscape furniture and small park-like resting places that encourage pedestrian traffic in the business district and tie the community together.

Lyles will be seeking input from the PAC and the community leaders by bringing a proposal to the PAC at the next meeting to help solidify ideas for this community identification project. 🍀

WATER COMPANY ACQUISITION

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plus compounding late payment penalty charges amounting to 1% per month. Due to poor management practices of AMWC between 1979 and 2003, the loan has mushroomed to approximately \$2.1 million.

The County has requested that the DWR "forgive" the loan as the AMWC is no longer solvent. However, DWR has indicated that they have no authority to waive the accumulated loan balance and they will only approve the company's sale subject to the loan being assumed by the County. If the County were to assume the loan, the residents would face a significant increase in water rates in

order to repay the annual principal and interest. The County does not want to compound the hardships faced by this community's residents, so the County has proposed a legislative amendment to the Government Code that would authorize the State Controller to discharge DWR from accountability for this loan.

Assemblyman Anthony Adams



PROJECT AREA TIME EXTENSION

As part of the redevelopment efforts, the Special Districts Department has conducted studies to determine the scope and cost of water and road improvements in the Cedar Glen Redevelopment Project Area. These studies have shown that approximately 22 miles of water lines and ancillary equipment, such as valves, pumps and storage are needed to adequately serve the area. In addition, new wells, reservoirs and water treatment facilities are also needed.

While the County is willing to proceed with the infrastructure projects, certain funding issues have contributed to the delay of implementing the activities as planned.

Redevelopment Disaster Recovery Project Areas are subject to different time limits than traditional project areas. In short, Disaster Recovery Project Areas have 10 years to conduct all redevelopment activities whereas traditional project areas have 30 years (see table below).

The Redevelopment Agency is preparing a legislative proposal seeking an extension of all time limits, which will be introduced in early 2009. 🍀

Project Area Type	Time Limits in Years		
	Incur Debt	Conduct Activities	Repay Debt
Disaster Recovery	10	10	30
Traditional	20	30	45

authored a bill (AB 2680) that was introduced on February 22, 2008. The bill aims to relieve the County by authorizing the discharge from collection of any accrued penalties and interest due owed by AMWC. The bill passed out of the Assembly Policy Committee unanimously. It passed 16-1 in the Appropriations Committee on May 22. The bill was passed by the Assembly (77-1) on May 28. Over the course of the next couple of months, it will next be considered before the Senate. 🍀

STATE HIGHWAY 173 AND HOOK CREEK ROAD PROPOSED TURNING LANES

In response to a public inquiry, the Redevelopment Agency has been researching the issue of whether a right-turn pocket off the northbound SH-173 and a right turn lane off of Hook Creek Road onto SH-173 is needed to assure adequate traffic flow into and out of the Cedar Glen Business District. According to the County's traffic division the improvements are not currently needed. The Redevelopment Agency is currently reviewing the documentation and conducting an "unofficial survey" to gather public opinion regarding the need for the improvements. The Redevelopment Agency will be providing the results to the Project Area Committee at its next meeting. 🍷

RDA CONTINUES HOME REBUILD PROGRAMS

The Redevelopment Agency has awarded 44 grants, for a total of \$168,000, to property owners since the housing loan and programs were in place. The RDA offers three programs: 1) the Housing Loan Program that offers a 3% interest loan to eligible recipients (\$30,000 maximum); 2) the Housing Rehabilitation Grant Program that offers up to \$4,000 to eligible property owners; and, 3) a Land Use Services Grant that aids property owners in reducing the costs of rebuilding. The latter program is not income restricted and is provided on a reimbursement basis. For more information, please see the back page of this newsletter.

The Redevelopment Agency is also finalizing a program that will offer assistance to property owners who desire to have existing chimneys and foundations removed from their property free of charge. This program is expected to go to the Board for approval in the summer. Upon approval, the Redevelopment Agency staff will advertise the program via mailers and on our website. 🍷

CEDAR GLEN BUSINESS DISTRICT SIGNS

In order to maximize visitation to the downtown business district of Cedar Glen, the Redevelopment Agency contacted Caltrans and requested that SH-173 "Business District" signs be installed on SH-173 directing traffic to the Business District. Three signs have been installed on SH-173; both northbound and southbound near Hook Creek Road and one southbound on SH-173 northwest of Cedar Glen to reflect that the business community is two miles ahead with a left directional arrow. 🍷



SPECIAL DISTRICTS GETS OK TO DRILL NEW WELL

(continued from cover page)

reaming of the pilot bore, installation of the well casing and filter pack, video logging of the well hole, development and cleaning of the well, and well testing.

For further information regarding this project, please contact Jim Oravets, Division Manager of Engineering - Special Districts at (909) 387-5940 or via email at joravets@sdd.sbcounty.gov. 🍷

MINIMUM BUILDABLE LOT SIZE



The PAC, voicing the community's concern about the development of housing on small lots, asked the Redevelopment Agency to address the issue and look for a solution. After meeting with Land Use Services and Supervisor Hansberger's office, it was determined that a recommendation for a minimum 7,200 square foot lot size be suggested as an amendment to the Development Code. The recommendation would have allowed for flexibility for residents whose homes had burned, but would allow the Planning Department to address the safety concerns of housing without fire-defensible space between structures.

The proposed amendment was pulled because of a possible legal concern about rendering a citizen's investment in residentially-zoned land as unbuildable. The issue is being reviewed, and Redevelopment Agency will bring information back to the PAC as it becomes available. 🍷

Community Meeting

**July 19, 2008
10 AM - 12 Noon**

**Rim of the World High School
27400 State Highway 18
Lake Arrowhead, CA 92352**

County Representatives from
Third District Supervisorial Staff,
Redevelopment, Special Districts, &
Community Development and Housing
will be there to provide updates.

COUNTY OF
SAN BERNARDINO



REDEVELOPMENT AGENCY

215 North D Street
Suite 202
San Bernardino, CA 92415

Important Update!

PRESORTED
FIRST CLASS
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San Bernardino, CA
Permit No. 1677

SEALED BID PROCEDURE FOR TAX DEFAULTED PARCELS

Tax defaulted properties are typically sold at public auction by the County Treasurer-Tax Collector, after a parcel's taxes are a full five (5) years in arrears. A procedure mandated by the state that is available to all eligible property owners, but not widely publicized is a "Sealed Bid Procedure", available only to directly adjacent property owners. The owner of a parcel which touches a tax-defaulted property slated for the next public auction can request a sealed bid procedure prior to the list of defaulted properties being released to public agencies, which typically have the first option to purchase these properties for a public use.

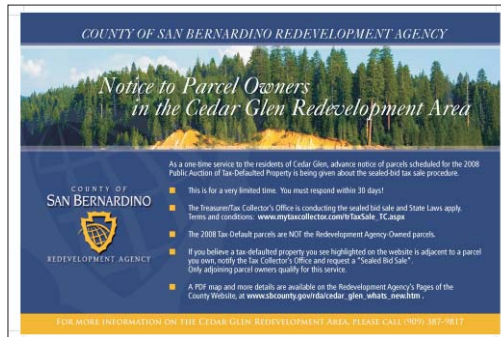
If the request is made to the Tax Collector's office in time, the parcel is removed from the public auction list and all

adjacent parcel owners are notified. Sealed bids are received and the property is sold subject to state law and rules posted by the Tax Collector on their website, www.mytaxcollector.com

When the Redevelopment Agency became aware of the procedure, a decision

was made to make a one-time notification to parcel owners that the procedure exists and how to proceed. Postcards were mailed to 1,950 owners of parcels in the CSA, and 7 adjacent owners requested the sealed bid procedure. This process

reduces the chances of a property being sold at a Tax Sale prior to an adjacent owner knowing it was available for public auction. Though the response rate was low, the Redevelopment Agency's plan was to help parcel owners become more familiar with the process. 🏡



Still Available!

HOUSING GRANTS AND LOANS

You may qualify for a grant or loan (maximum \$4,000 and \$30,000, respectively).

These grants and loans are offered on a first-come, first-served basis.

If interested please contact:

Debbie Kamrani
Community Development
and Housing Manager at
(909) 388-0910